



 2  1  1 EPC B

£310,000 Leasehold

Apartment 2
St. Athelm Lodge, West Street
Wells, BA5 2GW

**COOPER
AND
TANNER**



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DESCRIPTION

Situated just a short walk from all the amenities Wells has to offer is St. Athelm Lodge, a recently built luxury retirement community. We are pleased to offer a bright and spacious, two bedroom, ground floor apartment in this desirable development, which benefits from a fully fitted kitchen with integrated appliances, a bright and spacious sitting / dining room, two generous double bedrooms (one with built-in wardrobe) two useful storerooms, a cloakroom and a well-appointed shower room. The development benefits from a beautifully decorated communal residents' lounge with kitchenette, house manager - hosting regular events, quizzes and coffee mornings, a pre-bookable guest suite, a lift to all floors, communal gardens, undercover charging point for mobility scooters and a residents' car park.

Upon entering the property is a hallway with video entry system and a large and useful cupboard. The cupboard has plenty of space for coats and shoes along with shelving for further storage. A glazed door leads from the hall into the bright sitting/dining room. This generous room offers plenty of space for comfortable seating, an area for a dining table, a fireplace with inset electric fire as the focal point and a door opening out to the south-west facing gardens. Leading directly off the sitting room, again with a glazed door, is the well-appointed kitchen. Featuring a range of high gloss, taupe coloured kitchen units with soft close doors and drawers, this well-designed kitchen also benefits from a Zanussi eye level oven, ceramic hob, integrated fridge, integrated freezer and integrated washer/dryer.

The double bedrooms are spacious in size, both with view overlooking the gardens and one having a built-in wardrobe with mirrored sliding doors. The fully tiled shower room comprises; a good sized shower cubicle, a hidden cistern WC, a vanity basin with storage beneath, a mirror with storage cabinet and shaver socket and a heated towel radiator. From the hall is an additional w/c with wash hand basin.

The development also offers residents a Careline 24/7 package, with wearable wristband, for added peace of mind.

OUTSIDE

Well-tended gardens surround St. Athelm lodge, with an abundance of mature trees and shrubs offering year round interest. To the rear of the development is a large lawned area with attractive borders and a patio with seating. A wooden shelter offers parking and charging for mobility scooters. To the front of the development is a residents' car park. A pedestrian gate leads from the development towards the shops and a convenient supermarket.

SERVICE CHARGE

Service Charges – June 2025/May 2026 - £5671.25 per annum including all central heating, water, buildings insurance, grounds maintenance, cleaning and maintenance of communal areas, provision of house manager (5 days), window cleaning and 24/7 Careline package.

Ground Rent - £894.54 per annum

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From our office in Broad Street, continue into Priory Road. At the junction turn right into Princes Road, at the traffic lights turn left into Tucker Street and then second left into West Street. St Athelm Lodge can be found directly in front of you.

REF:WELJAT27022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Electric central heating via central Air source heat pump (included in service charge)

Services: Mains drainage, water (included in the service charge) and electricity.

Tenure: Leasehold – 999 years from June 2018



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

Ground Floor Apartment



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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